



City of Annapolis

Board of Port Wardens
Department of Planning & Zoning
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Board of Port Wardens

MINUTES

Tuesday, March 28, 2017

**P&Z – 3rd Floor Conference Room, 145 Gorman Street
7:30 p.m.**

- A. Call to Order – Gene Godley, Chair 7:37 PM**
- B. Roll Call: Gene Godley, Randall Adams, Willie Sampson, Eric Pickett, Jr.
Staff: Kevin Scott, Gary Elson, Pete Gutwald**
- C. Approval of Agenda: APPROVED**
- D. Administrative**
 - 1. Minutes from February 28, 2017: APPROVED**
 - 2. Findings of Fact, February 28, 2017:**

PORT2016-014 – Richard Gordon Rathman, 523 Horn Point Drive	APPROVED
PORT2016-015 – Terence L. Smith, 525 Horn Point Drive	APPROVED
PORT2017-001 – John Galt Properties, LLC, 980 Awald Road	POSTPONED
PORT2017-002 – 409 Chester Avenue Holdings, LLC, 409 Chester Avenue	APPROVED
PORT2017-003 – Hugh and Helen Mealy, 34 Williams Drive	APPROVED
 - 3. Chair Godley administered the oath en masse to all persons intending to testify at these hearings.**
- E. Old Business**
 - 1. PORT2016-026 – Andrew & Jill Petit, 519 Horn Point Drive: To install a 2nd boat lift on existing pier using existing pilings.
WITHDRAWN BY THE APPLICANT**
 - 2. PORT2017-004 – Lars Henrikson, 129 Lafayette Avenue: Replace existing pier in same location; Relocate 6 mooring pilings; Install 2 - 20,000 lb boat lifts and 2 - 2,800 lb mini-mag lifts. Mooring/boat lift pilings will be installed further away from lateral and harborlines than they current exist.**

The case was continued from the Febraury 28, 2017 hearing. Applicant represented by Lars Henrikson, property owner, and by his consultant Lenny Anderson, of Anderson Marine Construction, Inc. The original application was revised, dated 03/22/17, in order to fit pier and pilings within the 5' lateral line setbacks as follows: Demo & dispose of existing pier and mooring piles; Construct new pier, 5 boat lift pilings, 1 - mooring piling, 2 - boast lifts, and one pier-mounted jet ski lift. Public testimony was heard from Mike Kaiser of 142 Lafayette Avenue, and by Annice & Pearse O'Doherty of 127 Lafayette Avenue. None of whom had any objections to the proposal as revised. APPROVED 4 – 0 as per the revised application.
- F. New Business**
 - 1. PORT2017-006 – 310-312 Third St, LLC, 310 Third Street: Mechanically dredge 95 CY of spoil from travel lift and marina basin. LOD = 1487 SF. All access by water.**

Applicant represented by Dan Lerian of Lerian-Bradbury, Inc. No public testimony was provided. APPROVED 4 - 0

2. PORT2017-007 – Jeffrey Donnelly, 1 Severn Avenue: Remove existing pier and boat lift; Construct a 6' wide x 50' pier with a 14' x 14.5' "L" pier; Construct a 3' x 10' finger pier; Drive five(5) mooring piles; Install a 15,000 lb boat lift; And, install a 1,500 lb jet ski lift.

Applicant represented by Dan Lerian of Lerian-Bradbury, Inc. Mr. Lerian submitted a revised pier plan, dated 03/28/17, that clarifies that the proposed pilings will be placed within and not over the 5' lateral line setbacks. No public testimony was provided. APPROVED 4 – 0 as per the revised pier plan dated 03/28/17.

3. PORT2017-008 – Doug Irvin & Jennifer Kulynych, 11 Southgate Avenue: Remove existing 5'4" wide x 32'3" long pier, replace with new 6' wide x 32'3" long pier in kind. Remove and replace two(2) existing mooring piles. Remove existing 5'4" wide x 12'6" long timber walkway leading to pier. Replace walkway with a new 6' wide x 12'6" long timber walkway. Misc. repairs to existing timber bulkhead landward of the mean high water line. These repairs do not exceed 200 SF of disturbance and includes less than 100 CY of fill.

Applicant represented by Jennifer Kulynych, property owner, and her attorney Benjamin Wechsler, Esq. Mr. Wechsler requested a postponement until April 25, 2017 in order to have time to research the issues raised in the public comment letters that were submitted to P&Z by nearby property owners. The chair asked if anyone had any objections to a postponement until the April hearing date. Jack Biddle of 5 Southgate Avenue, did object to the request for postponement on grounds that he would be out of town during the April hearing, and that he had exhibits that he wanted to enter into the record. It was then agreed that the case would be opened in order to allow Mr. Biddle to enter his exhibits into the record, and for Mr. Wechsler to cross examine Mr. Biddle, and that the case would then be continued until April.

The case was opened, and public testimony was heard from Jack Biddle of 5 Southgate Avenue, in opposition to the proposal. Mr. Biddle submitted a number of photo exhibits that were each labeled 1a thru 1f, and a copy of the current application by 11 Southgate Ave, which was labeled together as 1g. During the cross examination by Mr. Wechsler, public testimony was also heard from Mike Mulligan of 3 Southgate Avenue, and from Trina Mazurek of 9 Southgate Avenue. Both of whom spoke in opposition to the proposal.

No other members of the public testified at this time. The Port Wardens voted 4 – 0 to leave the public hearing open, and to continue the case until April 25, 2017.

G. Miscellaneous: NONE

H. Adjournment: 8:46 PM

Submitted by:

Kevin Scott, P&Z
Liaison to the Board of Port Wardens